

STORM SEWER AND ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **GRAND SLAM ENTERPRISES, LLC, an Oklahoma limited liability company**, the owner(s), of the legal and equitable title to the following described real estate, "Grantor," in consideration of the sum of One Dollar (\$1.00), cash in hand paid by the City of Broken Arrow, Oklahoma and other good and valuable considerations, receipt of which is hereby acknowledged, do hereby assign(s), grant(s) and convey(s) to the **CITY OF BROKEN ARROW**, Tulsa County, Oklahoma, a municipal corporation, its successors and assigns, "Grantee," an easement and right of way over and across the following described real property and premises, situated in TULSA County, State of Oklahoma to wit:

SEE EXHIBIT "A"

with right of ingress and egress to and from the same, for the purpose of constructing, operating, maintaining, or replacing storm sewer lines and appurtenances.

Grantor agrees not to build or construct any building or buildings upon the permanent easement area.

There is further granted, the right to remove any tree or parts of trees, which in the judgment of the City may interfere with the construction or maintenance of the applicable improvement.

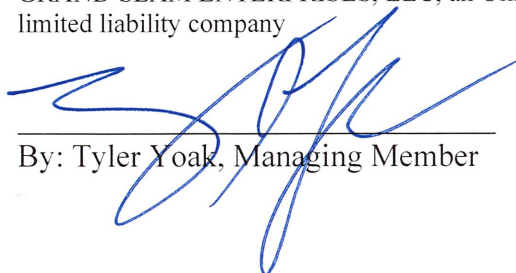
PROVIDED, that the said Grantor, his/her heirs, executors, administrators and assigns, shall fully use and enjoy the said premises except as may be necessary for the purposes herein granted to the City, its successors or assigns.

TO HAVE AND TO HOLD such easement and right of way unto the City of Broken Arrow, Oklahoma, its successors and assigns forever.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 26 day of March, 2026.

Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

GRAND SLAM ENTERPRISES, LLC, an Oklahoma
limited liability company

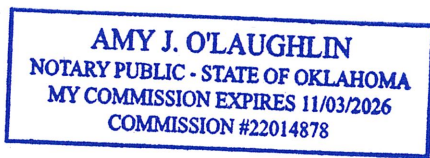


By: Tyler Yoak, Managing Member

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

26th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of March 2026, personally appeared Tyler Yoak, Managing Member of GRAND SLAM ENTERPRISES, LLC, an Oklahoma limited liability company, to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he (she) executed the same as his (her) free and voluntary act and deed, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last written above.



Amy J. O'Laughlin
NOTARY PUBLIC

Approved as to Form:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation



Assistant City Attorney

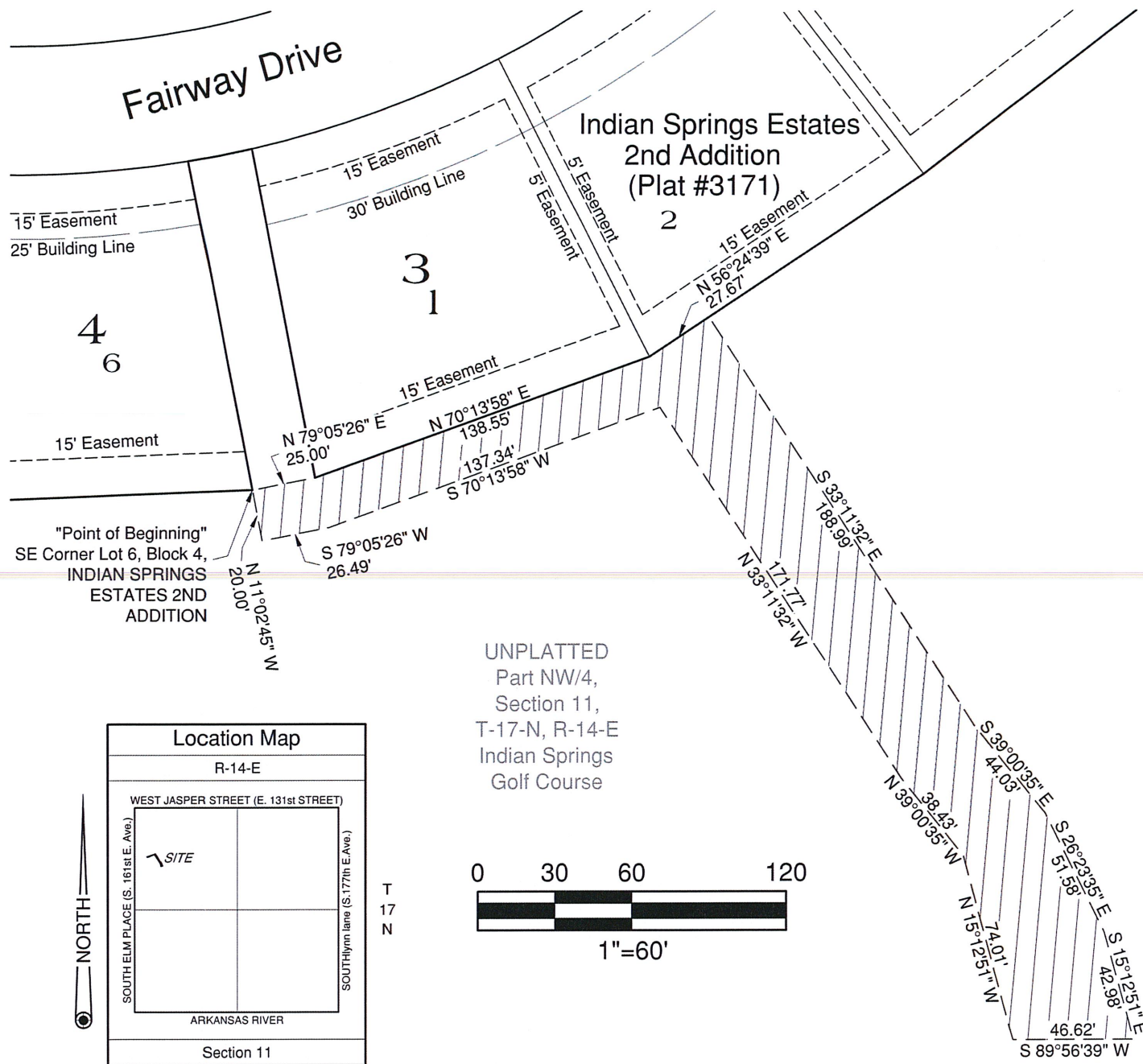
Michael L. Spurgeon, City Manager

Attest:

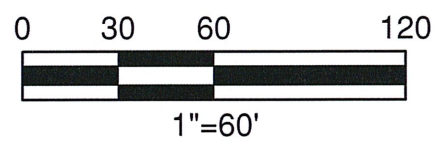
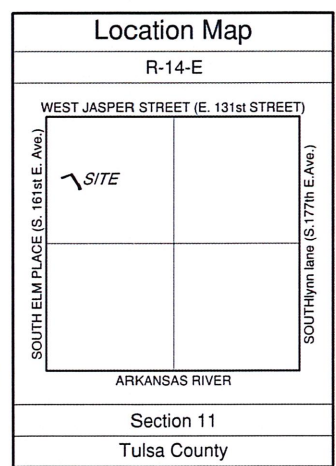
Engineer SAW Checked: 3-27-26
Project: INDIAN SPRINGS STORM SEWER IMPROVEMENTS
Project #SW26100 Parcel 1.1

City Clerk

Exhibit "A"



UNPLATTED
Part NW/4,
Section 11,
T-17-N, R-14-E
Indian Springs
Golf Course



Storm Sewer and Access Easement Exhibit



Tulsa Engineering & Planning Associates
 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
 Phone: 918-252-9621 Fax: 918-340-5999
 Civil Engineering, Land Surveying, Land Planning
 Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2027



Job No: 25-070
 Scale: 1" = 60'
 Date: 3/23/2026

Exhibit "A"

Legal Description

A tract of land located in the NW/4 of Section Sixteen (11), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, City of Broken Arrow, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Beginning at the SE corner of Lot 6, Block 4, "INDIAN SPRINGS ESTATES 2ND ADDITION", a subdivision within the City of Broken Arrow, Tulsa County, State of Oklahoma, according to Plat No. 3171, as recorded in the office of the Tulsa County Clerk;

Thence N 79°05'26" E a distance of 25.00 feet to the SW corner of Lot 1, Block 3 of said Plat No. 3171; Thence N 70°13'58" E, along the southerly line of said Lot 1, a distance of 138.55 feet to the SE corner thereof; Thence N 56°24'39" E, along the southerly line of Lot 2 of said Plat No. 3171, a distance of 27.67 feet; Thence S 33°11'32" E a distance of 188.99 feet; Thence S 39°00'35" E a distance of 44.03 feet; Thence S 26°23'35" E a distance of 51.58 feet; Thence S 15°12'51" E a distance of 42.98 feet; Thence S 89°56'39" W a distance of 46.62 feet; Thence N 15°12'51" W a distance of 74.01 feet; Thence N 39°00'35" W a distance of 38.43 feet; Thence N 33°11'32" W a distance of 171.77 feet; Thence S 70°13'58" W a distance of 137.34 feet; Thence S 79°05'26" W a distance of 26.49 feet; Thence N 11°02'45" W a distance of 20.00 feet to the "Point of Beginning".

Said tract contains 14,844 square feet or 0.3408 acres.

The non-astronomic bearings for said tract are based upon the Oklahoma State Plane Coordinate System. NAD83 (2011).

CERTIFICATE:

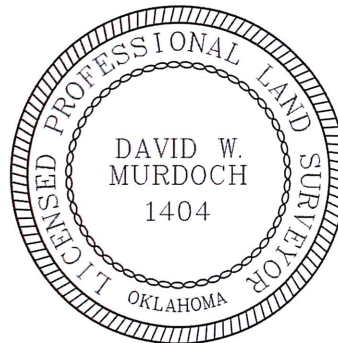
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records, is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Witness my hand and seal this 23rd day of March, 2026



David W. Murdoch, P.L.S.
2026.03.23 11:24:34 -05'00'

David W. Murdoch, P.L.S. No. 1404
E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



Storm Sewer and Access Easement Exhibit



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Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2027

Job No: 25-070

Scale: N/A

Date: 3/23/2026